



Land at Grange Farm, Cambridgeshire

Heritage Appraisal

The Pampisford Estate

Prepared by:

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Basis of Report

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APPENDIX A: ADDENDUM – EASTERN EXPANSION



Acronyms & Abbreviations

| | |
|-------|--|
| AOD | Above Ordnance Datum |
| BGS | British Geological Survey |
| ClfA | Chartered Institute for Archaeologists |
| FAME | Federation of Archaeological Managers and Employers |
| HER | Historic Environment Record |
| MCIfA | Member of the Chartered Institute for Archaeologists |
| NGR | National Grid Reference |
| NHLE | National Heritage List for England |
| NPPF | National Planning Policy Framework |



1.0 Introduction

SLR Consulting Limited (SLR) has been commissioned by the Pampisford Estate ('the Client'), to undertake a high-level appraisal of potential heritage constraints and opportunities to inform feasibility, masterplan design and promotion (for development of a residential led mixed use new community) of land at Grange Farm, Cambridgeshire.

This technical heritage note presents an appraisal of the heritage significance of the Site to aid its promotion for allocation in the emerging Local Plan. It identifies potentially sensitive heritage assets within the vicinity of the Site and discusses the feasibility of the land for allocation with due regard to heritage planning policy and guidance. It does not comprise a full Desk Based Assessment or Heritage Statement which would be required in respect to any forthcoming planning application.

An addendum has been produced to consider an addition parcel of land to the east (Appendix A)

It identifies key potential archaeological and built heritage constraints and opportunities pertaining to the Site in relation to above and below ground heritage, including:

- known built heritage assets within the Site, such as might be susceptible to physical impacts;
- known and potential buried and above ground archaeological remains (including historic landscape features) within the Site, such as might be susceptible to physical truncation; and
- heritage assets within the wider Site environs, the significance of which might be susceptible to harm as a result of change to setting.

1.1 Methodology

The high-level research used to inform this appraisal has comprised the following:

- a review of Historic England's National Heritage List for England (NHLE), to identify designated heritage assets, the significance of which might be affected by change to setting;
- a review of the Cambridgeshire Historic Environment Record (HER) datasets and relevant local heritage lists, to identify any known non-designated heritage assets (built heritage assets) within the Site and its environs; and
- a desk-based review of online historic mapping, satellite imagery, aerial photography, LiDAR data and other sources within the public domain, to assist in characterising the Site's historic landscape context.

A 1km study area has been utilised for the archaeological baseline (search of the Cambridgeshire Historic Environment Record) and settings assessment. This is considered appropriate to determine initial heritage potential within the Site and potential setting impacts that may occur as a result of the proposed development.

LiDAR provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects LiDAR data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the ground surface with buildings and trees filtered out to create a 'bare earth' effect. The Environment Agency collected LiDAR data that covers the study site at 1m resolution in 2000, 2003, 2009 and 2019 and as part of the National LIDAR Programme at 1m resolution in 2018 and 2023. The 1m 2023 Lidar data covers the study site and was considered to provide



the best resolution and most up-to-date coverage of the site. These data were processed using the Relief Visualisation Toolkit (RVT) version 2.2 and were reviewed using QGIS.

1.2 Standards & Guidance

This appraisal has been undertaken in accordance with the applicable industry guidance documentation, including relevant standards and guidance provided by the Chartered Institute for Archaeologists (ClfA), as applicable.

The appraisal has been undertaken, and the report prepared, by Helen MacQuarrie MCIfA, Principal Consultant – Archaeology & Heritage, SLR. The appraisal has been technically reviewed by Charlotte Dawson MCIfA, Principal Consultant – Archaeology & Heritage, SLR.

SLR Consulting Limited is a member of the Federation of Archaeological Managers and Employers (FAME).

1.3 Policy & Guidance

1.3.1 Statute and National Planning Policy

Relevant statute and national planning policy pertaining to designated and non-designated heritage assets comprises the following:

- Ancient Monuments and Archaeological Areas Act 1979
- Planning (Listed Building and Conservation Areas) Act (1990); and
- National Planning Policy Framework (Revised 2025)

1.3.2 Local Planning Policy

The South Cambridgeshire Local Plan was adopted in September 2018. Chapter 6 relates to protecting and enhancing the National and Historic Environment and contains the following policies relating to the historic environment:

- Policy NH/14: Heritage Assets

1.3.3 Guidance

Relevant guidance comprises:

- *The Historic Environment in Local Plans Historic Environment Good Practice Advice in Planning: 1* (Historic England 2015), emphasises that all information requirements and assessment work in support of plan-making and heritage protection needs to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.
- *Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Historic England 2017), identifies the importance of setting to the identified significance of a heritage asset and establishes the five-step approach to assessment, which will be utilised in this appraisal.
- *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Historic England 2019), sets out the use of terminology and methodology, both of which are thus adopted for the purposes of this high-level review.



2.0 Heritage Baseline, Constraints and Recommendations, and Development Effects

2.1 Landscape Context

The Site measures c. 187ha in size and comprises a number of enclosed agricultural fields and woodland, with 19th century Grange Farm in the centre of the Site. A modern industrial compound is located adjacent to the A11 on the western boundary. The Site is bound by the A11 along the western limit, the A1307 to the south, and a Public Right of Way (ProW) along the northern boundary which respects the line of the scheduled Roman Worstead Street (NHLE 1003263). The Site lies c. 255m north of the historic settlement of Little Abington, which along with Great Abington from a series of small hamlets along the River Granta south of Cambridge.

The land within the Site slopes very gently from c. 50m above Ordnance Datum (aOD) to c. 40m aOD in the west and south of the Site.¹ The British Geological Survey (BGS) records the underlying bedrock of the south-west of the Site as Holywell Nodular Chalk Formation (Chalk); the north-east as New Pit Chalk Formation (Chalk). No superficial deposits are recorded across the majority of the Site; two small areas of Lowestoft Formation (Sand and Gravel) and Lowestoft Formation (Diamicton) are recorded towards the north of the Site. The River Granta and associated River Terrace Gravels cross in a north-west to south-direction, c. 730m to the south of the Site.² The soil is typically freely draining lime-rich loamy soils.³

No Historic Landscape Characterisation data was provided as part of the dataset from Cambridgeshire Historic Environment Record (CHER).⁴

2.2 Heritage Screening

2.2.1 Indirect Effects

Based on appraisal of the sources set out in Section 1.1 and in accordance with *Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Historic England 2017) and *Statements of Heritage Significance* (Historic England 2019), the following assets within the Site may be sensitive to setting change by future development within the Site:

- Scheduled Roman Worstead Street (Via Devana) which respects the northern boundary of the proposed site (NHLE 1003263) given its proximity to the Site and high significance;
- Grade II listed Worsted Lodge Farmhouse, immediately adjacent to the north-east boundary of the Site (NHLE 1127128); and
- Non-designated Grange Farm located in the centre of the Site (CHER MCB26692).

All other designated heritage assets within the study area have been screened out for further assessment on the basis of distance, and/or a lack of intervisibility, and/or an absence of historical functional association with the land within the Site, and/or lack of contribution that

¹ 2025 Ordnance Survey 1:10,000 [OS Map App – Accessed July 2025]

² GeoIndex [<https://mapapps2.bgs.ac.uk/geoindex/home.html> - Accessed July 2025]

³ Soilscape Viewer [<https://www.landis.org.uk/soilscapes/> - Accessed July 2025]

⁴ CHER advised that while Historic Landscape Characterisation (HLC) was completed of the region there are flaws in the data so it is not used / distributed (*pers. comm.* Ruth Beckley July 2025).



the Site makes to the significance of the asset. All designated heritage assets within the study area are shown on **Plate 1**.

2.2.2 Direct Effects

Ground disturbance within the boundary of the Site would have the potential to affect below ground archaeological remains including remains potentially associated with the scheduled Roman road bounding the northern boundary of the Site. These may be of equivalent significance to the scheduled monument.

2.3 Statements of Significance

The following provides a high-level statement of significance for all heritage assets considered to be potentially sensitive to direct and indirect change.

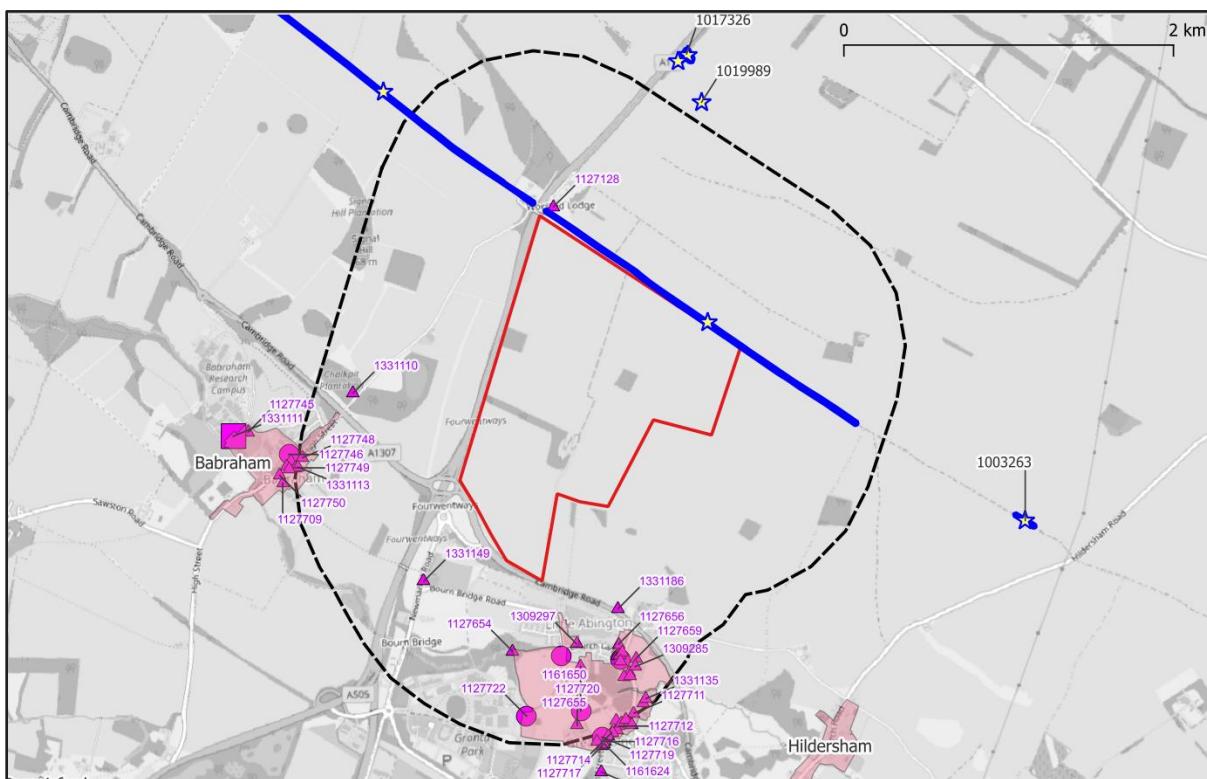


Plate 1: Designated Heritage Assets

2.3.1 Scheduled Roman Worstead Street (Via Devana) which respects the northern boundary of the proposed site (NHLE 1003263)

There are no designated archaeological assets within the Site, however, the scheduled Roman Worstead Street (Via Devana) respects the northern boundary of the Site and may be sensitive to setting change.

Roman roads were artificially made routes introduced to Britain by the Roman army from c AD 43. They facilitated both the conquest of the province and its subsequent administration. Their main purpose was to serve the Cursus Publicus, or Imperial mail service. In addition, throughout the Roman period and later, Roman roads acted as commercial routes and became foci for settlement and industry.



There is no listing description for the monument as the record has been generated from an 'Old County Number' (OCN) scheduling record which is in the process of being updated. The following description has been provided by Historic England:⁵

Still designated as a highway, this schedule length of the Via Devana stretches from the Cambridge to Fulbourn road in the N, to a point SW of Gunners Hall, with a short section of approx 200m N of Balsham to Hildersham road. The total length is some 6km and it is bisected halfway along its length by the A11 trunk road. N of A 11 the road is approx. 10m wide with agger well marked.

As recorded in the CHER record (CHER 07970), in 1991 the road was subject to archaeological investigation by Cambridge County Council Archaeology Section (CCCAS) in advance of duelling of the A11 by Worsted Lodge Farm. Two trenches were excavated to the west of the A11 and one to the east, immediately north-east of the Site. These investigations recorded well-preserved deposits and flanking ditches west of the A11. South-east of the A11 no evidence of a Romanised Road was found, and no conclusive evidence of ditches. Although no dating evidence was recovered soil samples were collected for palynology, molluscan and micromorphological analysis were taken. Fieldwalking and an auger survey traced the course of the road to the south-east.⁶

Statement of Significance

The significance of the Roman road primarily resides in its evidential archaeological interest. As recorded in the HER entry, the condition of the road is variable along its length, but overall the major elements survive well in form, with sections of preserved parallel drainage ditches. Where archaeologically investigated, this has revealed evidence of construction methods used by Roman engineers, the composition of the road surface, and the dimensions of the side ditches. There is therefore potential for further archaeological information to be revealed within the wider monument.

In relation to historic interest, the scheduled Worstead Street allows an appreciation of the Roman network of roads, linking towns locally and nationally and the administrative and engineering developments of the Roman period.

The monument has a communal value as a public right of way.

Contribution of Setting to Significance

The significance of the asset relates primarily to its archaeological and historical value. However, the following aspects of the asset's setting are considered to make a contribution to its significance and the ability to appreciate that significance.

- The Roman Road is a well-preserved feature used as a green way where walkers can appreciate the character of a Roman highway running in a straight line. The section of the Roman road immediately north of the Site is flanked by high hawthorn hedges which restrict visibility but which emphasize the strong linearity of the route itself. The road corridor and respecting field boundaries therefore contribute to the setting of the monument.
- The surrounding fields allow an appreciation of the rural context of the route, however, it is noted that sections of the road also passed through settlements, and this is not therefore a defining characteristic.

⁵ Scheduling description provided by Neil Guiden (Historic England, 3rd July 2025)

⁶ Wait G. 1992 *Worsted Street, Roman Road, Moun Farm, Fulbourn*
[<https://knowledge.oxfordarchaeology.com/library> – Accessed July 2025]



- Contemporary settlement or field systems, where recorded, have the potential to contribute to the setting and significance of the monument providing context to the monument.

2.3.2 Grade II listed Worsted Lodge Farmhouse (NHLE 1127128)

Grade II listed Worsted Lodge Farmhouse (NHLE 1127128) is located immediately north-east of the northern Site boundary. The farmhouse dates to the late 18th or early 19th century and is constructed of buff gault bricks with a plain tiled mansard roof. As a grade II listed building Worsted Lodge Farmhouse is a designated heritage asset of less than the highest significance. This significance derives predominately from its architectural and historic interest as a 18th -19th century domestic structure in the local vernacular.

The listed structure is located within a rectangular plot with associated ancillary agricultural buildings to the north. The site forms agricultural fields to the south of the farmstead. Dense vegetation between the modern access to the A11 and along both edges of the Roman road / PRoW restrict intervisibility with the Site.

Contribution of Setting to Significance

The farmhouse derives some significance from its relationship with the wider farm complex within which it is situated, and in a general sense from its immediate agricultural surroundings to the east which provide historical and functional context for the farm.

There is a degree of separation between the agricultural lands of the Site and the farmstead due to the A11 access and the scheduled Roman road. For this reason, the Site is not considered to form part of the immediate agricultural context of the farmstead; nor is it considered to make a meaningful contribution to its setting or significance.

2.3.3 Grange Farm

Grange Farm is recorded on the HER as a nineteenth century farmstead (CHER MCB26692). It is a non-designated asset. The heritage interest of the asset is unknown at this time albeit it would likely hold limited architectural and historic interest. The contribution of setting towards an understanding of this significance would likely comprise an agricultural backdrop evidencing its function as a farmhouse.



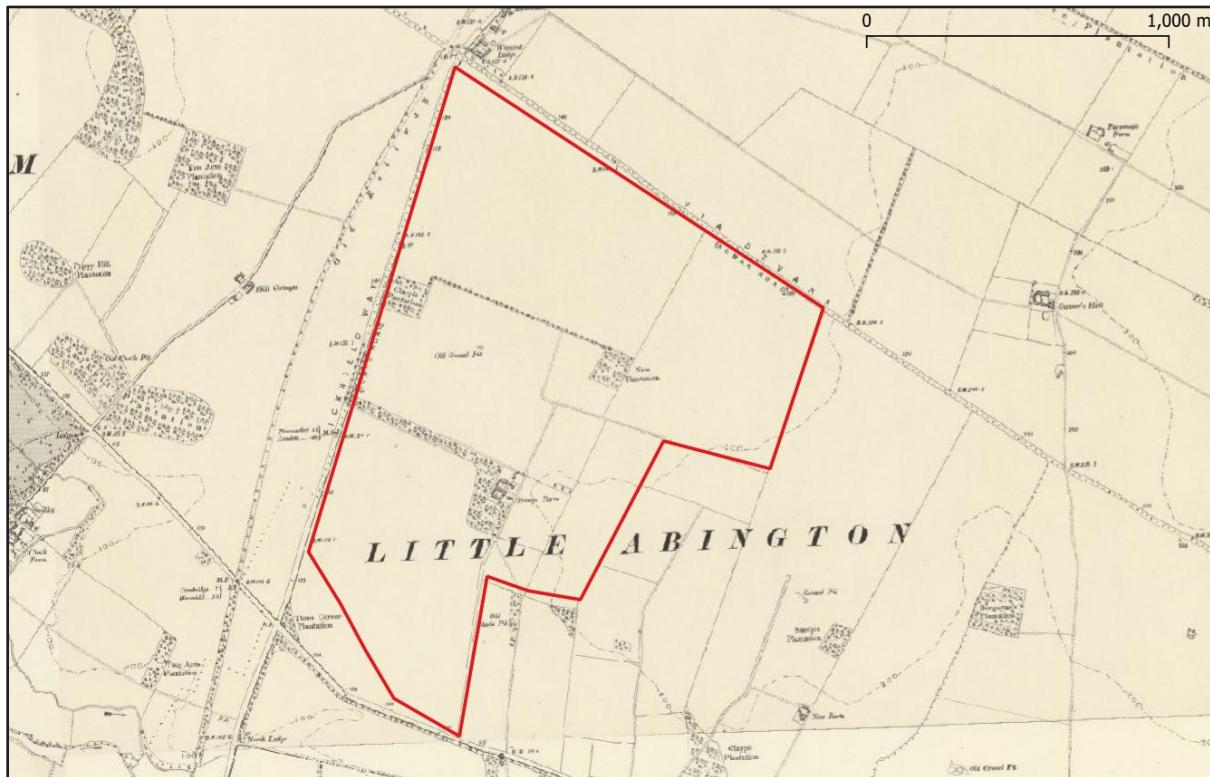


Plate 2: 1888-1913 Ordnance Survey

2.3.4 Known and potential non-designated archaeological assets

The following provides a summary of the key findings from the Cambridge Historic Environment Record search.⁷

The Site has not been subject to previous instructive investigation. However, the majority of the Site has been subject to aerial photography assessment in 2019 (Mott Macdonald 2019; CHER ECB6753) and geophysical survey in 2020 (Magnitude Surveys 2020; CHER ECB6222). These programmes of work were commissioned to inform a proposed busway between a new A11 travel hub and Cambridge Biomedical Campus (Phase 2 of Cambridge South East Transport). The Site itself has not been evaluated through trial trenching as a result of this development, however, extensive trenching has taken place to the south-east of the site (Oxford Archaeology 2021; CHER ECB6349).

The geophysical survey covered only the southern part of the Site, adjacent to Cambridge Road. A ferrous debris was recorded along the western part of this area, which was recorded as ferrous debris (deposition of discrete ferrous or other highly magnetic material). A weak disarticulated north-east to south-west linear anomaly was recorded within the Site (features 3a MS 2019). The anomaly measures c.275m in length and c.8m in width and is characteristic of trackway of unknown date and is recorded on the CHER (CHER MCB30577).

Earlier aerial photography assessments by Air Photo Services in 1993, 2004 and 2008 (CHER ECB6030, ECB1478 and ECB6135), partially cover the Site. Whilst it is recognised that a planning application may require additional or new surveys, this provides a detailed baseline with which to assess potential constraints and opportunities within the Site. The relevant surveys will be discussed in relation to the identified CHER finds or features, below, to allow

⁷ HER Search received from Ruth Beckley (Cambridgeshire HER) 27th May 2025, CHER ref: 5910



an understanding of the date, method and therefore confidence rating of the supporting source material.

- Undated cropmark (CHER MCB30577) in the south of the Site, north of Cambridge Road. This has been identified by geophysical survey and comprises a linear anomaly measuring c.275m in length and c.8m in width and is characteristic of trackway of unknown date (Magnitude Surveys 2020; ECB62222). The orientation of the trackway does not suggest it would fall within the Site to the north, beyond the limit of the investigation area. Not visible as a topographic feature on LiDAR data.
- Two parallel undated furlong boundaries (CHER MCB30889) which survive to the immediate east of the site (north of Cambridge Road in the south of the Site), which may extend within the site (APS 2019; CHER ECB6753). These features were not recorded during the 2020 geophysical survey of this part of the Site (Magnitude Surveys 2020; ECB62222). Visible as a very residual east-west topographic feature on LiDAR data.
- Bronze Age ring ditch (CHER 9275) which survives as a cropmark in the centre of the Site. The HER records that the site was visited in 1978 and the cropmark was under plough and no finds or features were made (undated aerial photography and field investigator comments dates to 1970-81). Not recorded on subsequent Aerial Photography assessments. Not visible as a topographic feature on LiDAR.
- Bronze Age barrows (CHER 06281) survive as cropmarks adjacent to the western boundary (A11) towards the south-west corner of the Site. The HER description states that this group of barrows comprises four barrows which are under plough and are barely visible as extant earthworks, however, are visible as chalk stain in plough. The four monuments comprise ring ditches ranging in width between 30 and 40m, with central barrow mounds. Worked flints have been reported recovered from one mound and around the site. These form a part of a wider landscape of groups of barrows built along the main route of Icknield Way. (Recorded on various historic aerial photography and site observations between 1950 and 1990; most recently recorded on the 2019 Mott MacDonald Aerial Photography assessment (CHER ECB6753). These are not visible as distinctive topographic features on LiDAR data.
- Roman findspots are recorded (CHER 6249) along the northern boundary adjacent to the scheduled Roman road (NHLE 1003263). The HER description records that this relates to some stratified Roman coal and unstratified charcoal from this approximate location in 1959. It does not appear that these were recovered from formal archaeological investigations.
- An area of ridge and furrow is recorded across the south of the Site (CHER MCB30892). The HER description states that the 'almost fully levelled ridge and furrow is very faintly visible on lidar as three large areas. The northernmost two may continue northwards, but that represents the edge of the lidar coverage. They appear to cross earlier field boundary banks also faintly visible as almost fully levelled earthworks'. This interpretation is based on the 2019 Mott MacDonald Aerial Investigation (Mott MacDonald 2019; ECB6753). These features were not recorded during the 2020 geophysical survey of this part of the Site (Magnitude Surveys 2020; ECB62222). Partially visible as very residual earthworks on LiDAR. Such remains are of negligible significance and nor form a planning or design constraint.
- Three areas of post-medieval clay/gravel extraction are recorded within the centre of the Site, towards the western boundary (CHER MCB26850, MCB30896, MCB30897). This is based on identified from historic (1885) Ordnance Survey mapping and the 2019 Mott MacDonald Assessment (2019; CHER ECB6753). Such remains are of negligible significance and nor form a planning or design constraint.



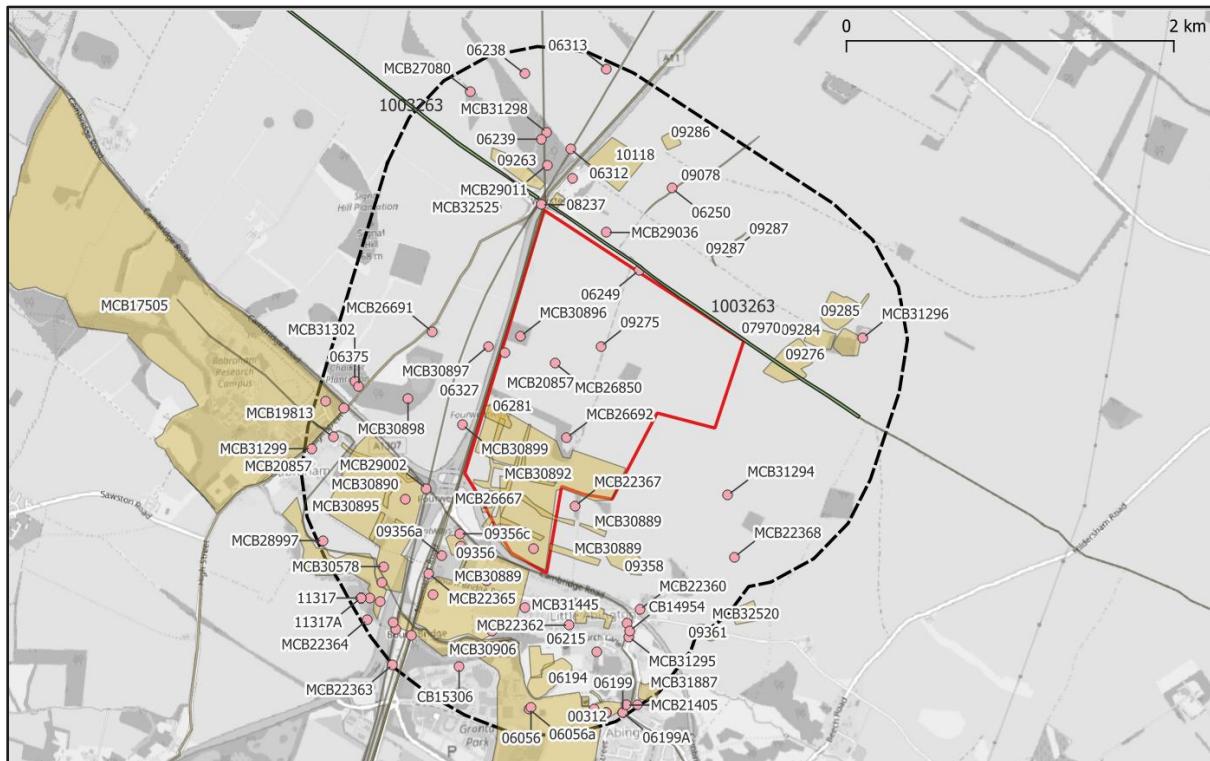


Plate 3: Historic Environment Record Data Plot

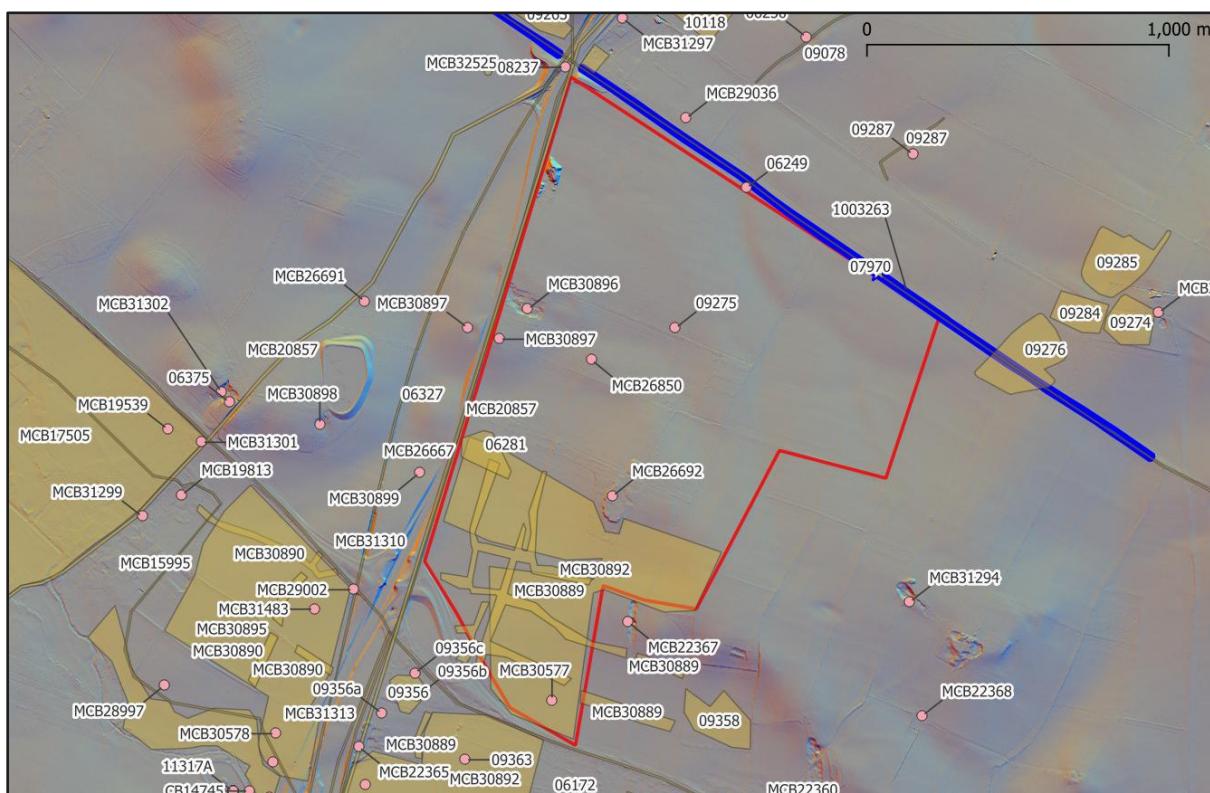


Plate 4: HER data on National Lidar Programme 2023 1m TDM data (multi-directional hillshade)

Summary of identified / potential archaeological assets and statement of significance

Based on an assessment of the historical development of the Site (including past impacts), proximity to known archaeological sites, the potential for previously unrecorded non-designated archaeological remains and anticipated significance is considered as follows:

Based on available evidence the Site has potential for buried archaeological remains within the Site dating from the prehistoric to post-medieval remains.

In relation to the potential Bronze Age barrows within the west of the Site (and the less convincing ring ditch in the centre), further investigation is required to clarify the significance of these assets. Based on the anticipated fragmentary condition, these assets are unlikely to meet the Historic England criteria for scheduling as set out in the Religion and Ritual pre-AD410: Scheduling Selection Guide (Historic England 2018). Early evaluation (geophysical survey and trial trenching evaluation, if required) is recommended. If remains are not of the highest significance to warrant scheduling, they could reasonably be expected to be of medium (regional) importance.

There is no evidence of previously unrecorded significant Romano-British occupation evidence within the Site. Whilst it is encouraging that the Site has been subject to aerial photographic survey it is acknowledged that the Site has not been subject to full geophysical survey; it being notable that the part of the Site closest to the Roman road and which may be expected to have a higher potential for roadside remains has not been subject to survey. The importance of any Roman remains adjacent to the road, should they exist, could be of equivalent importance to the monument and as such remains of high importance cannot be unequivocally ruled out at this time.

In relation to the majority of the known archaeological remains, for example, the undated trackway, evidence of medieval to post-medieval land-management are considered to be of local significance and not form a planning or design constraint.

2.4 Constraints, opportunities and recommendations

Based on available evidence there are known areas of areas of high archaeological potential within the Site, as indicated by finds or features recorded by CHER and a review of readily available online sources. In summary:

- The proposals do not require direct impact to the footprint of the scheduled Roman road. Based on available evidence there is no occupation evidence in the area adjacent to the scheduled monument, within the Site. Whilst full evaluation of the area has not been undertaken to corroborate this, the area immediately adjacent to the monument does contribute to the setting of the monument and it is recommended that no development is positioned in this area. Design responses to reflect and respond to the Roman monument are recommended. The avoidance of the area of the grounds of 'setting' would simultaneously seek to preserve any remains of Roman date in the vicinity of the scheduled monument should they be present.
- There are other areas of high archaeological potential within the Site. In particular a group of four ploughed out Bronze Age barrows along the western part of the Site which are likely to be of relatively higher significance than other archaeological remains known within the Site through their reference within the HER. There is also a potential for previously unrecorded remains across the remainder of the Site.
- Geophysical survey is recommended prior to the development of future masterplans of the Site, to characterise known and potential archaeological remains across the Site as a whole. Following discussion with the client, there is agreement in principle to commencing this work should the site be identified for development in the emerging Local Plan.



- Further intrusive evaluation works may be required, particularly of the known and potential Bronze Age barrows, to establish condition and significance of the archaeological remains. Subject to the findings of these investigations, mitigation by design or recording may be required.
- Further assessment of the buildings at Grange Farmhouse to clarify their interest as a non-designated heritage asset and the contribution of setting to that interest is recommended, to inform the evolving masterplan.
- No significant effects are expected in relation to the setting of the Grade II listed Worsted Lodge (NHLE 1127128).
- There is potential to secure heritage benefit through public outreach / information regarding the prehistoric and Roman landscape. It is noted that there is an established local interest group 'The Friends of the Roman Road'.
- In the event that areas of significant archaeological are excluded from future development, there is potential to deliver heritage benefit through taking these areas out of agricultural use and restricting further plough damage.
- Early consultation with Historic England and Cambridgeshire Historic Environment Team will be undertaken as part of any future proposals at the Site, to ensure the scope and timing of future archaeological works are discussed and agreed, along with potential design responses to the archaeological landscape.

2.5 Development Effects

2.5.1 Indirect

Subject to the implementation of the above recommendations, future development proposals in the form of a residential led mixed use new community, would not detract from an appreciation of the Scheduled Roman Road or its archaeological and historic interests. It's important setting elements would be sustained. No harm through setting change would occur as a result of future development.

No other designated assets are considered to be sensitive to setting change. Specifically, no significant effects are expected in relation to the setting of the Grade II listed Worsted Lodge (NHLE 1127128).

The effect upon the non-designated Grange Farmhouse through setting change would be minimised or avoided through sensitive masterplanning.

On these grounds the Site is feasible on heritage matters.

2.5.2 Direct

Based on available evidence the Site has potential for buried archaeological remains within the Site dating from the prehistoric to post-medieval periods.

The majority of the known archaeological remains, for example, the undated trackway and evidence of medieval to post-medieval land-management are considered to be of low significance. These would not warrant preservation *in situ*.

In relation to the potential Bronze Age barrows within the west of the Site (and the less convincing ring ditch in the centre), further investigation is required to clarify the significance of these assets. Based on the flexibility to preserve by design, if warranted, the archaeological interest of the Site can be preserved and enhanced. Early evaluation (geophysical survey and evaluation, if required, is recommended).

The completion of geophysical survey within all parts of the Site not previously subject to survey would also seek to clarify the presence/absence of other, as yet unknown, archaeology



within the Site. Trial trenching may be required to characterise and date geophysical anomalies such that their significance can be fully understood.

Future development would result in removal of this archaeological resource and would require a programme of archaeological mitigation by record where remains of less than the highest significance are present. Any archaeology of high significance may require preservation in situ. This could be accommodated within the masterplanning of the Site.

On these grounds the Site is feasible on archaeological matters.



3.0 Compliance with Legislation and Policy

Legislation

Development within the Site from allocation would comply with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act (1990). The proposals would not affect the special regard of any listed buildings.

National Policy

This assessment indicates that no harm to designated heritage assets through setting change would occur in the event of a future allocation for future development of a residential led mixed use new community at the Site..

Local Policy

This assessment indicates that no harm to designated heritage assets through setting change would occur. The proposals would therefore comply with policies NH/14 of the South Cambridgeshire Local Plan.



4.0 Summary

SLR Consulting Limited (SLR) has been commissioned by the Pampisford Estate ('the Client'), to undertake a high-level appraisal of potential heritage constraints and opportunities to inform feasibility, masterplan design and promotion (for development of a residential led mixed use new community) of land at Grange Farm, Cambridgeshire.

The NPPF states the importance of local plans to take account of '*the desirability of sustaining and enhancing the significance of heritage assets*' whilst realising the potential of '*new development making a positive contribution to local character and distinctiveness*'. The principal objective is to avoid harm. It is important to define 'harm' to demonstrate that the proposals do not lead to any harmful impacts on the heritage resource. Harm is change for the worse, the effect of inappropriate interventions on the heritage interest of a place that reduces their values and recognised significance to society. Change, for example visual change, is not in itself an impact on the significance of a heritage asset.

A harmful impact will only occur if the change affects the contribution made by its setting to its overall significance. Change to setting is only of concern in heritage terms if it gives rise to harm to the significance of the asset, i.e., that the significance is in part derived from the asset's current setting. It should not be automatically assumed that visual change constitutes an adverse impact or that more visual change will be a greater impact to designated heritage assets.

Subject to the implementation of the recommendations within this report, future development proposals in the form of development of a residential led mixed use new community, would not result in any harm to any designated heritage assets through physical disturbance or setting change. This includes a staged, heritage based approach to masterplanning through the identification of below ground remains by geophysical survey and detailed assessment of the setting and significance of the Scheduled Roman Road and other elements of the historic environment within and near the Site. Early consultation with Historic England and Cambridgeshire Historic Environment Team will be undertaken to explore constraints, design responses and potential heritage enhancements within the Site.

Future enhancement and increased awareness of the archaeological resource within the site will be explored collaboratively alongside the constraints and opportunities of other disciplines but especially ecology and landscape design & masterplanning.

In relation to non-designated archaeological and built heritage remains, a programme of archaeological work is recommended. Based on the flexibility to preserve by design, if warranted, the archaeological interest of the Site can be preserved and enhanced.

Overall, the proposals are consistent with the provisions of the Scheduled Monuments and Archaeological Areas Act (1979), the Planning (Listed Buildings and Conservation Areas) Act (1990), Section 66(i), the NPPF (2025) paragraphs 207-221, and South Cambridgeshire Local Plan.

It is anticipated that there should be no objection to a future allocation of the Site (including the eastern parcel – see Appendix A) on heritage grounds.



Appendix A Addendum – Eastern Expansion

Land at Grange Farm, Cambridgeshire

Heritage Appraisal

The Pampisford Estate

SLR Project No.: 425.067093.00001

10 September 2025



1.0 Introduction

This addendum has been commissioned by the Pampisford Estate ('the Client'), to assess the area east of Land east of Grange Farm, for consideration as part of an enlarged scheme. The additional land for consideration is under separate land ownership by the Franklins and will be referred to as the 'eastern expansion area' and measures 180ha in size.

The methodology, standards and guidance and policy for this addendum follows the same as that outlined in section 1 of the main part of this report and is not repeated here.



2.0 Heritage Baseline, Constraints and Recommendations, and Development Effects

2.1 Heritage Screening

2.1.1.1 Indirect Effects

Based on appraisal of the sources set out in Section 1.1 and in accordance with *Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Historic England 2017) and *Statements of Heritage Significance* (Historic England 2019), the following assets within the Site may be sensitive to setting change by future development within the eastern expansion area (the following is based on the retention of any buildings of heritage value within the Site within the final scheme, further assessment is recommended to confirm the heritage significance of this structure):

- Scheduled Roman Worstead Street (Via Devana) (NHLE 1003263) which respects the northern boundary of the proposed site and eastern expansion area;
- Grade II listed Cambridge Road (NHLE 1331186) immediately south of the eastern expansion area;
- Great and Little Abington Conservation Area, c. 140m south of the eastern expansion area; and
- New Barn, Little Abington (CHER MCB22368) within the eastern expansion area;
- Lay Rectory Farm, Little Abingdon (CHER MCB22360) immediately south of the eastern expansion area.

Further assessment, and consideration of Zone of Theoretical Visibility (ZTV) mapping, would be required to assess whether other designated heritage assets within vicinity of the Site would require assessment, for example additional listed buildings within Great and Little Abington Conservation Area. All designated heritage assets within the study area are shown on **Plate 1**.

2.1.1.2 Direct Effects

Ground disturbance within the boundary of the Site would have the potential to affect below ground archaeological remains including remains potentially associated with the scheduled Roman road bounding the northern boundary of the Site. These may be of equivalent significance to the scheduled monument.

2.2 Statements of Significance

The following provides a high-level statement of significance for all heritage assets considered to be potentially sensitive to direct and indirect change.



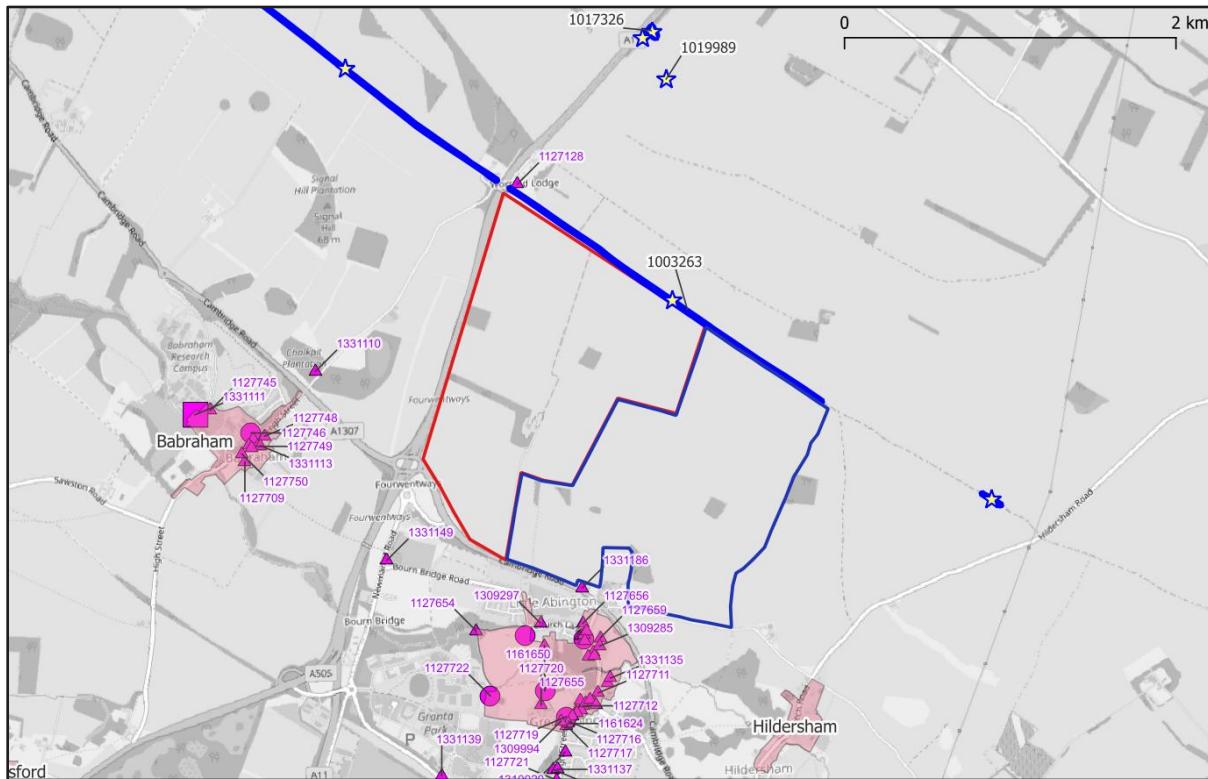


Plate 1: Designated Heritage Assets

2.2.1 Scheduled Roman Worstead Street (Via Devana) which respects the northern boundary of the proposed site (NHLE 1003263)

The description of the scheduled monument, statement of significance and discussion of contribution of setting to significance is covered in the main report. It is noted that the scheduling extent terminates at the north-east of the eastern expansion site. It should be noted that the projected route should be afforded the same protection as the scheduled area, through being a non-designated asset of national significance in line with the NPPF.

2.2.2 Grade II listed 8 Cambridge Road (NHLE 1331186)

Grade II listed 8 Cambridge Road (NHLE 1331186) is located immediately south of the southern boundary of the eastern expansion area. The cottage dates to the 17th century, renovated in the 20th century. The cottage is timber-framed and plastered with a red pantiled roof, with 20th century elements including casement and dormer windows. As a grade II listed building 8 Cambridge Road is a designated heritage asset of less than the highest significance. This significance derives predominately from its architectural and historic interest as a 17th century domestic structure in the local vernacular. The architectural interest of the structure is diminished by 20th century alterations.

The listed structure is located within a square plot fronting Cambridge Road with the rear of the plot occupied by gardens. The Site lies immediately north of the garden plot and forms part of glimpsed rear skyline when viewed from Cambridge Road.

Contribution of Setting to Significance

The property derives some significance from its relationship with its wider property plot and the linear settlement pattern of Cambridge Road. The property is domestic and has no functional or historic relationship with the site. For this reason, the Site is not considered to make a meaningful contribution to its setting or significance.



2.2.3 Great and Little Abington Conservation Area

Great and Little Abington Conservation Area was designated on 21 January 1972 and amended on 11 November 1993. There is currently no published Conservation Area Appraisal. The River Granta separates Little Abington (north of the river) from Great Abington (to the south of the river). The Conservation Area comprises the High Street, Church Lane, Abington Hall and Abington Woods and the two churches, with the grounds surrounding Little Abington Church.

It is characterised by the openness of the rural landscape and the glimpses of parts of the Repton designed landscape associated with Abington Hall, in Great Abington. Parts of the High Street are lined with timbered buildings, which is characterised by windows lanes and high hedges, large, generous plots with buildings set back from the road. The settlement pattern forms are circular, with a band of modern residential development provide a degree of separation between it and Cambridge Road. The Conservation Area was extended north in 1993 to cover the High Street and the open space to the A1307, which forms a definable edge of the Conservation Area in this direction.

Contribution of Setting to Significance

The Conservation Area has historical and architectural interest due to its collection of high grade medieval to post-medieval ecclesiastic, domestic, industrial and estate buildings. The well-preserved settlement pattern and relationship with designed landscapes contributes to its significance. The surrounding rural landscape contributes to its significance by allowing an appreciation of its detached rural settlement. The relationship with the River Granta also contributes to its significance.

The proposed eastern extension lies c. 130m north of the northern boundary of the Conservation Area, although the closest designated building is c. 250m south with open space or dense vegetation between.

2.2.4 New Barn, Little Abington (CHER MCB22368)

New Barn is recorded on the HER as a nineteenth century barn (CHER MCB22368). The heritage interest of the asset is unknown at this time albeit it would likely hold limited architectural and historic interest. The contribution of setting towards an understanding of this significance would likely comprise the agricultural backdrop giving an appreciation of its function as a farmhouse.

2.2.5 Ley Rectory Farm, Little Abingdon (CHER MCB22360) immediately south of the eastern expansion area

Ley Rectory Farm is recorded on the HER as a nineteenth century farm (CHER MCB22368). The heritage interest of the asset is unknown at this time albeit it would likely hold limited architectural and historic interest. The contribution of setting towards an understanding of this significance would likely comprise an agricultural backdrop evidencing its function as a farm.



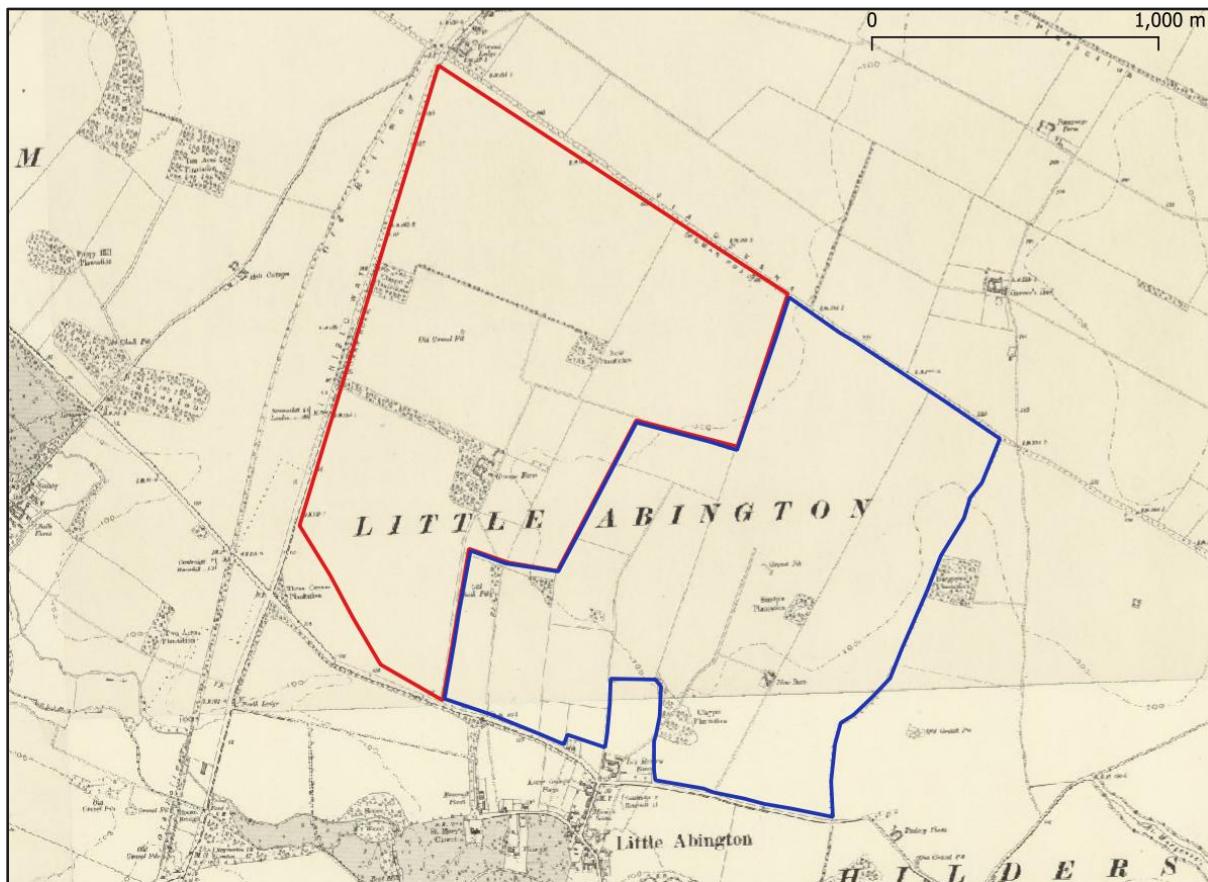


Plate 2: 1888-1913 Ordnance Survey showing the extent of the eastern expansion area (blue) in relation to Land at Grange Farm (red).

2.2.6 Known and potential non-designated archaeological assets

The following provides a summary of the key findings from the Cambridge Historic Environment Record search.⁸

The eastern expansion area has not been subject to previous investigation. The south-west part of the Site has been subject to Aerial Photographic assessment by Air Photo Services (APS) 2004.

Whilst it is recognised that a planning application may require additional or new surveys, this provides a detailed baseline with which to assess potential constraints and opportunities within the Site. The relevant surveys will be discussed in relation to the identified CHER finds or features, below, to allow an understanding of the date, method and therefore confidence rating of the supporting source material.

- Undated enclosures (CHER 09276) recorded north and south of the scheduled Roman Road, along the northern boundary of the eastern expansion area. As outlined in the HER description the enclosures identified as cropmarks were first identified in 1983 based on aerial photographs dating to 1962 and 1973. Due to proximity to the Roman road it is suggested that the feature may be Roman and be an extension of further activity (including a rectangular enclosure) further to the north at Gunners Hall. The feature is noted to be situated in an open position on light chalk soils. The HER includes the results of a site visit

⁸ HER Search received from Ruth Beckley (Cambridgeshire HER) 27th June 2025, CHER ref: 5910



which indicated that there was no extant topographic features or surface archaeological finds recorded (in 1983). A review of LiDAR data reveals no topographic evidence associated with this feature. Linear, probably geological striations are recorded on 2008 satellite imagery, to the south of the cropmark; no cropmark evidence noted in proximity to this monument polygon.

- An undated rectilinear enclosure (CHER MCB32520) in the south-east of the eastern expansion area. This feature is identified from 2018 Google Earth imagery. This is also evident on both the 2013 and 2020 Google Earth imagery. As recorded on the HER shapefile, the feature is an irregular quadrilateral rather than rectangular. No topographic evidence associated with this feature is recorded on LiDAR data.
- Undated, D-shaped enclosure and associated field system (CHER 09358) in the south of the eastern expansion area. These features were identified through aerial photography assessment by APS in 2004. The cropmarks are described as 'a D-shaped enclosure and associated linear ditches, likely to be part of a more extensive field system'. The cropmarks are interpreted as representing later prehistoric settlement. The feature has been mapped by the Essex NMP project and is visible on Google Earth satellite imagery from 2018 and 2020. These features are not recorded as topographic features on LiDAR data.
- Undated earthwork furlong boundaries (CHER MCB30889) in the west of the eastern expansion area. These features were not recorded during the 2020 geophysical survey of this part of the Site (Magnitude Surveys 2020; ECB62222). Visible as a very residual east-west topographic feature on LiDAR data.
- Two chalk and gravel pits are recorded within the Site: a chalk pit (CHER MCB22367) in the west of the eastern expansion area and a gravel pit (CHER MCB31294) in the centre of the Site. LiDAR data suggest the presence of other areas of localised ground disturbance, which may also represent quarrying activity within the Site.
- New Barn (CHER MCB22368) is recorded towards the south-east of the Site. It is recorded as an extant barn first recorded on 1885 mapping on the HER.
- A cropmark of a possible Roman enclosure is recorded (CHER 09361) on the southern boundary of the Site, extending across Hildersham Road into the agricultural field to the south. The HER description states that the enclosure was identified from aerial photography assessment in the 1980's and that finds have reportedly been recovered from the field to the south (but not seen). It is noted that this feature was not recorded by the APS study of 2004. The finds suggest Roman occupation, from potentially as early as 150-250AD.



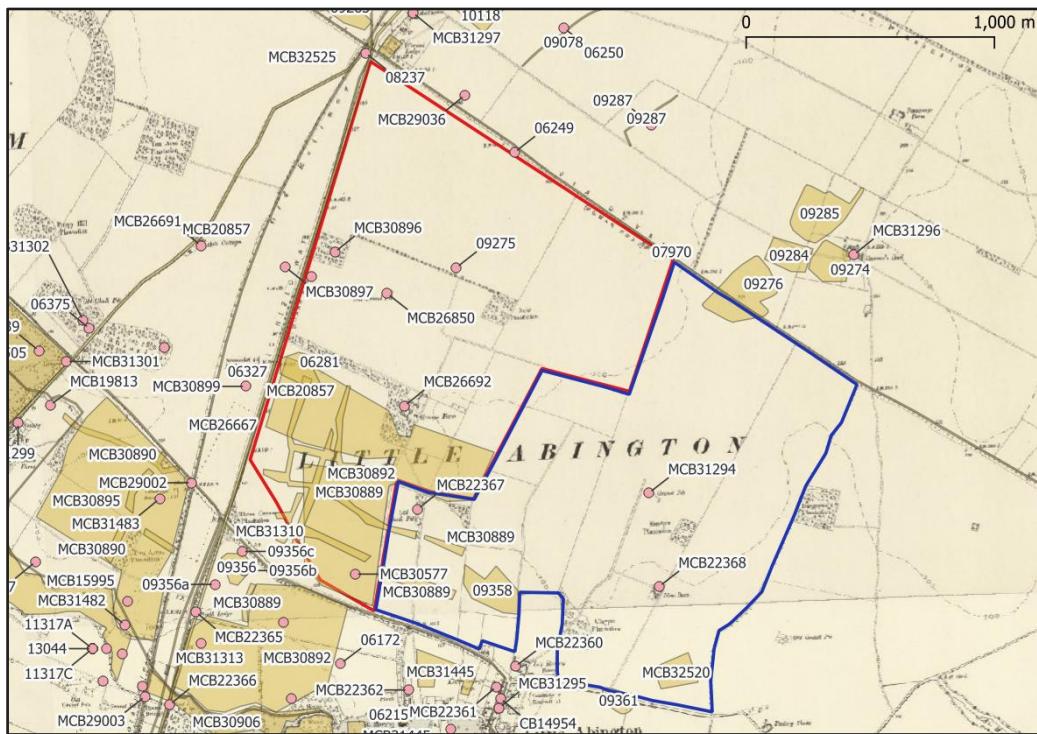


Plate 3: Historic Environment Record Data Plot

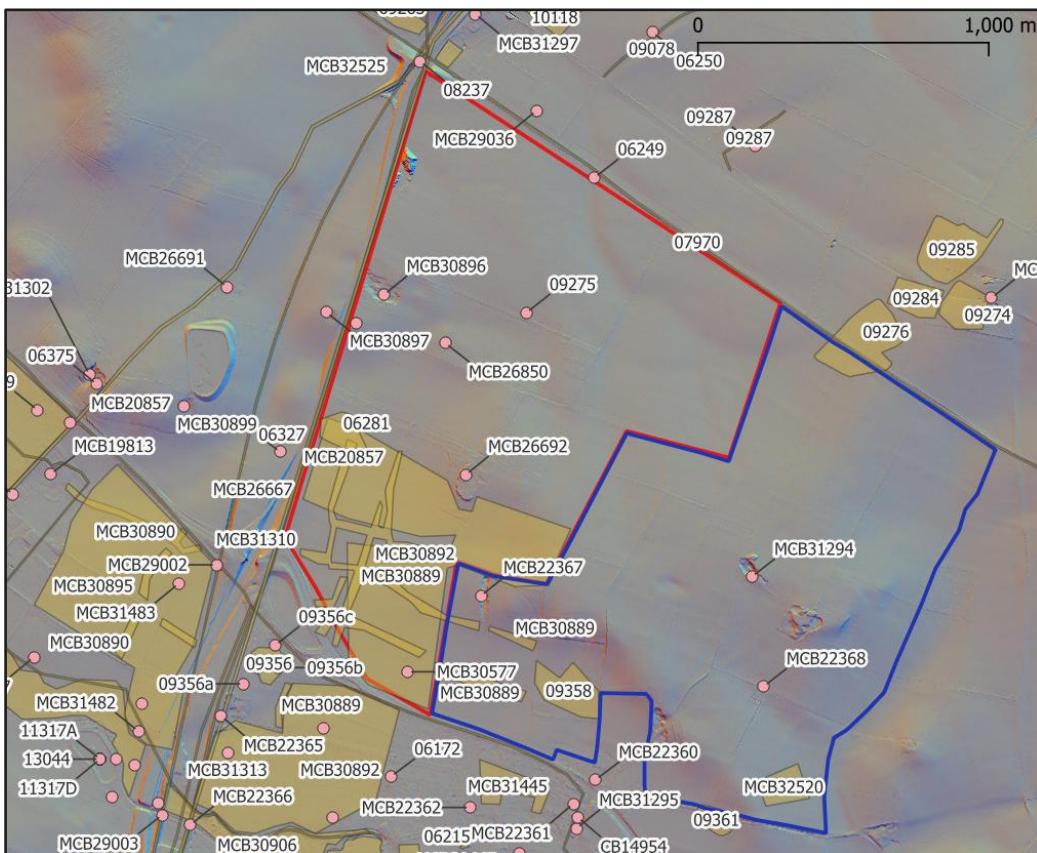


Plate 4: HER data on National Lidar Programme 2023 1m TDM data (multi-directional hillshade)



Summary of identified / potential archaeological assets and statement of significance

Based on an assessment of the historical development of the Site (including past impacts), proximity to known archaeological sites, the potential for previously unrecorded non-designated archaeological remains and anticipated significance is considered as follows:

- Based on available evidence the Site has potential for buried archaeological remains within the Site dating from the prehistoric to post-medieval remains.
- There is potential for Romano-British occupation evidence within the Site; two potential enclosures are recorded within the north and south of the Site. The cropmark evidence, whilst not very convincing, requires further investigation. Based on available evidence the enclosure, if present, appears to pre-date the Roman road and therefore is unlikely to be contemporary. However, further investigation is required to quantify and characterise the archaeological resource in the area adjacent to the Roman Road. The importance of any Roman remains adjacent to the road, should they exist, could be of equivalent importance to the monument and as such remains of high importance cannot be unequivocally ruled out at this time.
- An area of late prehistoric occupation evidence is recorded in the south of the eastern expansion area, covering c. 2.7ha. The character, date and significance of these remains requires further investigation, however, based on similar archaeological remains in the region such remains are not likely to be considered of National significance and require preservation *in situ*. The morphology of the irregular quadrilateral (CHER MCB32520) in the south-east of the eastern expansion area, suggests a modern date, however this will require further investigation to confirm.
- In relation to the majority of the known archaeological remains, for example, evidence of medieval to post-medieval land-management and industrial activity are considered to be of local significance and do not form a planning or design constraint.

2.3 Constraints, opportunities and recommendations

Based on available evidence there are known areas of high archaeological potential within the Site, as indicated by finds or features recorded by CHER and a review of readily available online sources. In summary:

- The proposals do not require direct impact to the footprint of the scheduled Roman road. Based on available evidence there is no occupation evidence in the area adjacent to the scheduled monument, within the Site. Whilst full evaluation of the area has not been undertaken to corroborate this, the area immediately adjacent to the monument does contribute to the setting of the monument and it is recommended that no development is positioned in this area. Design responses to reflect and respond to the Roman monument are recommended. The avoidance of the area of the grounds of 'setting' would simultaneously seek to preserve any remains of Roman date in the vicinity of the scheduled monument should they be present.
- There are other areas of high archaeological potential within the Site. In particular the possible late prehistoric enclosure and field system in the south of the site (CHER 09358).
- As with the main site at Grange Farm to the west, a comprehensive geophysical survey is recommended prior to the development of future masterplans of the Site, to characterise known and potential archaeological remains across the Site as a whole. Following discussion with the client, there is agreement in principle to commencing this work should the site be identified for development in the emerging Local Plan.
- Further intrusive evaluation works may be required, to establish condition and significance of the archaeological remains. Subject to the findings of these investigations, mitigation by design or recording may be required.



- Further assessment of the buildings at New Barns to clarify their interest as a non-designated heritage asset and the contribution of setting to that interest is recommended, to inform the evolving masterplan.
- There is potential to secure heritage benefit through public outreach / information regarding the prehistoric and Roman landscape. It is noted that there is an established local interest group 'The Friends of the Roman Road'.
- In the event that areas of significant archaeological are excluded from future development, there is potential to deliver heritage benefit through taking these areas out of agricultural use and restricting further plough damage.
- Early consultation with Historic England and Cambridgeshire Historic Environment Team will be undertaken as part of any future proposals at the Site, to ensure the scope and timing of future archaeological works are discussed and agreed, along with potential design responses to the archaeological landscape.

2.4 Development Effects

2.4.1.1 Indirect

Subject to the implementation of the above recommendations, future development proposals in the form of a residential led mixed use new community, would not detract from an appreciation of the Scheduled Roman Road or its archaeological and historic interests. It's important setting elements would be sustained. No harm through setting change would occur as a result of future development.

A number of heritage assets are located to the south of the Site. Where immediately adjacent to the Site, sensitive masterplanning will be required. Significant effects to the Great and Little Abington Conservation Area are not expected, however will require full assessment to support a future planning application and to ensure sensitive masterplanning.

On these grounds future development at the Site is feasible on heritage matters.

2.4.1.2 Direct

Based on available evidence the Site has potential for buried archaeological remains within the Site dating from the prehistoric to post-medieval periods.

In relation to the potential archaeological remains adjacent to the scheduled Roman Road, and other areas of high archaeological potential within the Site, further investigation is required to clarify the significance of these assets. Based on the flexibility to preserve by design, if warranted, the archaeological interest of the Site can be preserved and enhanced. Early evaluation (geophysical survey and evaluation) is recommended.

Future development would result in removal of this archaeological resource and would require a programme of archaeological mitigation by record where remains of less than the highest significance are present. Any archaeology of high significance may require preservation in situ. This could be accommodated within the masterplanning of the Site.

On these grounds the Site is feasible on archaeological matters.



3.0 Compliance with Legislation and Policy

Legislation

Development within the Site from allocation would comply with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act (1990). The proposals would not affect the special regard of any listed buildings.

National Policy

This assessment indicates that no harm to designated heritage assets through setting change would occur in the event of a future allocation for future development of a residential led mixed use new community at the Site.

Local Policy

This assessment indicates that no harm to designated heritage assets through setting change would occur. The proposals would therefore comply with policies NH/14 of the South Cambridgeshire Local Plan.



4.0 Summary

This addendum has been commissioned by the Pampisford Estate ('the Client'), to assess the area east of Land east of Grange Farm, for consideration as part of an enlarged scheme. The additional land for consideration is under separate land ownership by the Franklins and will be referred to as the 'eastern expansion area'.

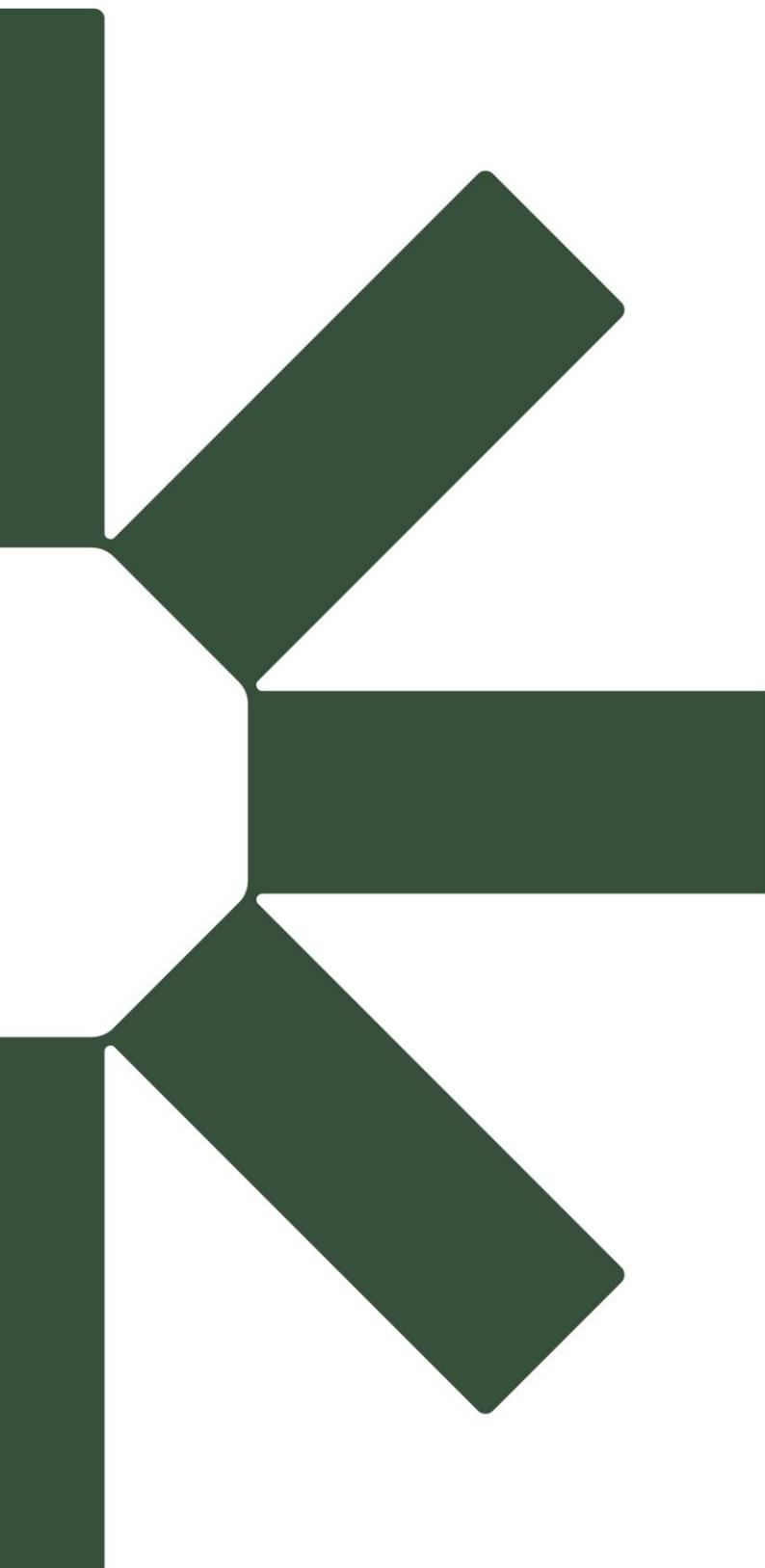
The conclusions of this addendum should be read in conjunction with the conclusions within the main report. In summary:

- Subject to the implementation of the recommendations within this report, future development proposals in the form of development of a residential led mixed use new community across both parcels of land covered by this assessment, would not result in any harm to any designated heritage assets through physical disturbance or setting change.
- A staged, heritage-based approach to masterplanning is recommended along with early consultation with Historic England and Cambridgeshire Historic Environment Team.
- In relation to non-designated archaeological and built heritage remains, a programme of archaeological work is recommended. Based on the flexibility to preserve by design, if warranted, the archaeological interest of the Site can be preserved and enhanced.

Overall, the proposals are consistent with the provisions of the Scheduled Monuments and Archaeological Areas Act (1979), the Planning (Listed Buildings and Conservation Areas) Act (1990), Section 66(i), the NPPF (2025) paragraphs 207-221, and South Cambridgeshire Local Plan.

It is anticipated that there should be no objection to a future allocation of both sites on heritage grounds.





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